

HYATT PLACE

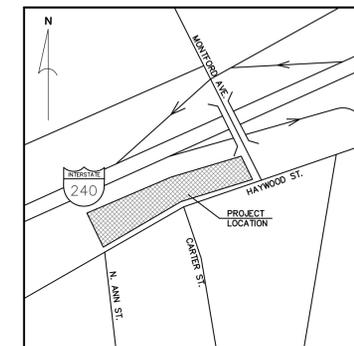
ASHEVILLE, NORTH CAROLINA

JULY 22, 2013

PREPARED FOR:
GUNATIT INVESTMENTS LLC
1255 CRESCENT GREEN SUITE 110
CARY, NORTH CAROLINA 27518
SHAUNAK PATEL
(919) 854-2797

INDEX OF SHEETS

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A3.1	ELEVATIONS



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: GUNATIT INVESTMENTS, INC.
 1255 CRESCENT GREEN, SUITE 110
 CARY, NORTH CAROLINA 27518
 CONTACT: SHAUNAK PATEL
 (919) 854-2797

ARCHITECT: RBA GROUP
 1414-A SOUTH TRYON STREET
 CHARLOTTE, NORTH CAROLINA 28203
 CONTACT: CHRISTOPHER H. BYERS, AIA
 (704) 344-9098

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 200 SWANNANOA RIVER ROAD
 ASHEVILLE, NORTH CAROLINA 28805
 CONTACT: C. CHRIS DAY, P.E.
 (828) 252-5388

SURVEYOR: ED HOLMES AND ASSOCIATES, L.A.
 1567 PATTON AVE.
 ASHEVILLE, NORTH CAROLINA 28806
 CONTACT: MARTIN A. BARNES, PLS
 (828) 225-6562



NO.	DATE	DESCRIPTION
1.	07/23/13	TRC SUBMITTAL
		MAD

PRELIMINARY
 NOT RELEASED
 FOR
 CONSTRUCTION

COVER FOR:
HYATT PLACE
 GUNATIT INVESTMENTS LLC - ASHEVILLE, NORTH CAROLINA

DATE: 07/18/13
 DRAWN BY: MAD
 CDC PROJECT NO.: 11332
 SHEET
C0

I, Martin A. Barnes, certify that this map was drawn by me from an actual survey made under my supervision using traditional field procedures; that the boundaries not surveyed are clearly indicated by dashed lines as drawn from information found in deed books as shown; that the ratio of precision as calculated [(21 NCAC 56.1603)] is 1:10,000 or better (Class A); that the vertical control was completed to meet the Class C standard [(21 NCAC 56.1605 (a))]; that the topographic survey was performed at the 95 percent confidence level to meet Federal Geographic Data Committee Standards [(21 NCAC 56.1606 (3)(b))]; furthermore, that the horizontal and vertical control was tied to a GPS control network performed previously by this firm with the following data:

Horizontal Positional Accuracy: 0.007'
 Vertical Positional Accuracy: 0.01'
 Type of GPS Field Procedure: Static (Processed using Topcon Tools Software)
 Date of Survey: 11/7/2011
 Horizontal Datum/Epoch: NAD 83(2007)
 Published/Fixed Horizontal Control: NCGS Monument "Long John"
 Geod. Model: GEOID09
 Combined Grid Factor: 0.9997900
 Units: U.S. Survey Feet

Witness my signature, License Number, and Seal this day of JULY 2013
Martin A. Barnes
 Martin A. Barnes
 N.C. Professional Land Surveyor
 License # 4274



Curve	Radius	Arc Length	Chord Length	Chord Bearing
C1	6.94'	10.93'	9.84'	S 12°26'42" W

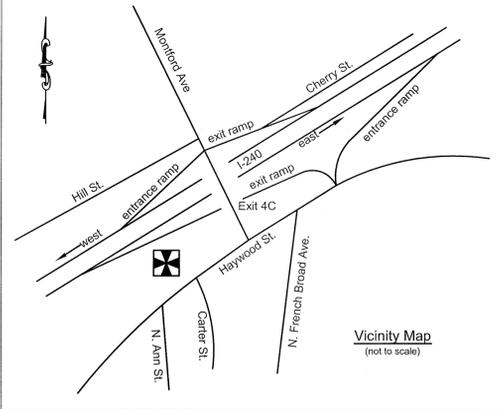
LINE	BEARING	DISTANCE
L1	S 33°49'37" E	5.95'
L2	N 61°48'53" E	7.89'
L3	S 32°41'23" E	46.85'
L4	S 57°34'48" W	40.69'
L5	S 58°47'42" W	30.15'
L6	S 57°53'40" W	56.28'
L7	S 57°06'19" W	81.79'
L8	S 56°21'35" W	36.96'
L9	S 53°57'21" W	31.18'
L10	S 50°44'21" W	20.10'
L11	S 48°22'31" W	55.83'
L12	S 42°41'51" W	51.90'
L13	S 42°41'51" W	24.70'

Plat References:

1. Plat of Survey entitled "Property of Three Brothers" dated August 1963, by C. N. Baumann, and recorded in the Buncombe County Registry in Plat Book 32, Page 123 (plat reference not found in any conveyance deed).

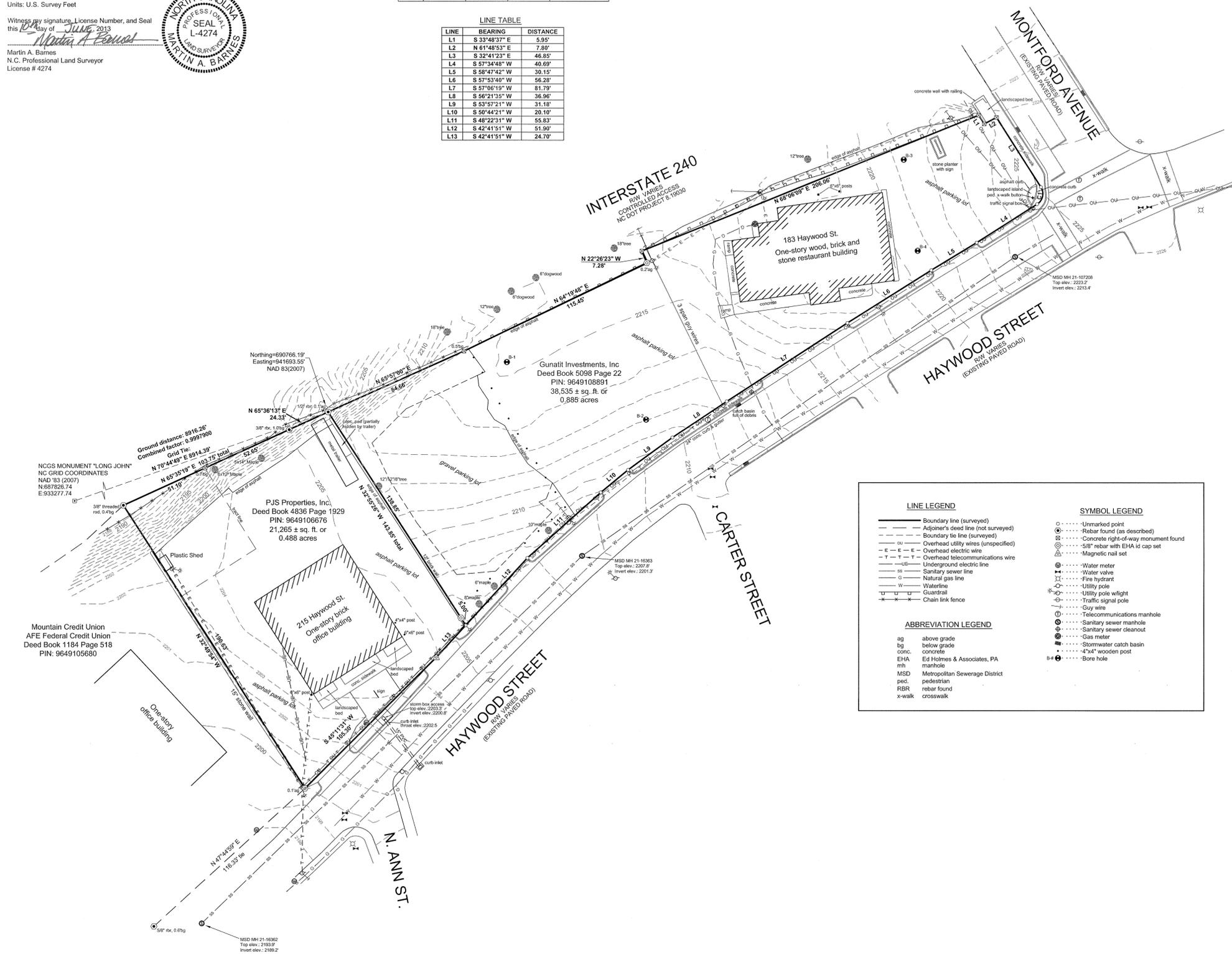
Deed References:

Book 5098 Page 22
 Book 4836 Page 129
 Book 3497 Page 699
 Book 1319 Page 160
 Book 1395 Page 728



NOTES

- This survey is of existing parcels of land. This plat is an addition to a previous survey dated January 30, 2013 by Ed Holmes & Associates of property located at 183 Haywood Street.
- Total Area = 59,800 ± square feet or 1.373 acres.
- All areas calculated by coordinate computation method.
- This survey was prepared without benefit of abstract title and matters of title should be referred to an attorney-at-law.
- This property may be subject to rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded, unknown and undiscovered during this survey.
- The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
- Adjoining property owner information obtained from the Buncombe County GIS website and documents of record.
- The underground utilities shown were located from paint markings made recently by utility locators for a construction project in progress on Haywood Street at the time of survey and are approximate. Call 1-800-632-4949 before digging.
- Based on graphical location information from the North Carolina Floodplain Mapping Program, the subject property does not lie within a special flood hazard area subject to inundation by the 1% annual flood chance, as shown on National Flood Insurance Program Flood Insurance Rate Map 3700964900J, effective date January 6, 2010.
- Any streams, creeks, ponds, lakes, wetlands, etc. located on this property, shown or not shown hereon, may be subject to buffer areas. It is the owner/developer's responsibility to have the areas designated by person(s)/firm(s) authorized, by the proper authorities, to make such determination.
- All distances shown hereon are horizontal ground distances unless otherwise noted.
- Contour intervals are: major-5 feet and minor-1 foot. Vertical datum is NAVD 88.
- Property corners found or set are flush with adjacent grade unless otherwise noted.
- Street pavement markings from 2010 aerial photography obtained from NC OneMap website.



LINE LEGEND

- Boundary line (surveyed)
- Adjoiner's deed line (not surveyed)
- Boundary tie line (surveyed)
- Overhead utility wires (unspecified)
- Overhead electric wire
- Overhead telecommunications wire
- Underground electric line
- Sanitary sewer line
- Natural gas line
- Waterline
- Guardrail
- Chain link fence

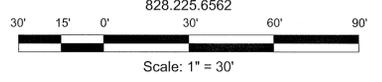
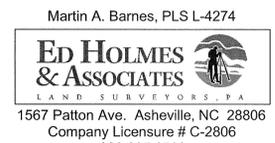
ABBREVIATION LEGEND

- ag above grade
- bg below grade
- conc. concrete
- EHA Ed Holmes & Associates, PA
- mhs manhole
- MSD Metropolitan Sewerage District
- ped. pedestrian
- RBR rebar found
- x-walk crosswalk

SYMBOL LEGEND

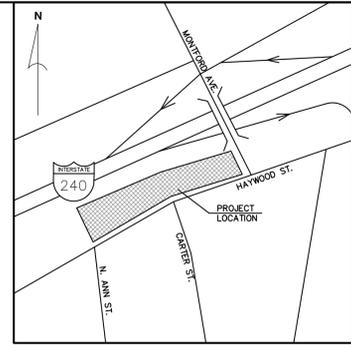
- Unmarked point
- Rebar found (as described)
- Concrete right-of-way monument found
- 5/8" rebar with EHA lid cap set
- Magnetic nail set
- Water meter
- Water valve
- Fire hydrant
- Utility pole
- Utility pole w/light
- Traffic signal pole
- Cuy wire
- Telecommunications manhole
- Sanitary sewer manhole
- Sanitary sewer cleanout
- Gas meter
- Stormwater catch basin
- 4"x4" wooden post
- Bore hole

Boundary and Topographic Survey for
Parks Hospitality Group
 of property owned by
Gunatit Investments, Inc.
 and
PJS Properties, Inc.
 REFERENCES
 PINS 9649-10-8891; -8676
 Deed Book 5098 Page 22 (-8891)
 Deed Book 4836 Page 129 (-8676)
 City of Asheville, Buncombe County, N.C.
 Date of Survey: Jan. 21-30 and May 30-June 4, 2013
 Drawn by: M. Barnes Checked by: R. Brown Job #13018



NOTES

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- SINGLE-PHASE CONSTRUCTION.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 48 HOURS BEFORE CONSTRUCTION BEGINS.
- SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT CROSS SLOPE IS PERMITTED. ANY SIDEWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
- ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
- ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 3.5' UNLESS OTHERWISE NOTED.
- CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	GUNAIT INVESTMENTS, INC 1255 CRESCENT GREEN SUITE 110 CARY, NORTH CAROLINA 27518 SHAUNAK PATEL (919) 854-2797		
CONTACT:			
ARCHITECT:	RBA GROUP 1414-A SOUTH TRYON STREET CHARLOTTE, NORTH CAROLINA 28203 CHRISTOPHER H. BYERS, AIA (704) 344-9098		
CONTACT:			
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 200 SWANNANOA RIVER ROAD ASHEVILLE, NORTH CAROLINA 28805 C. CHRIS DAY, P.E. (828) 252-5388		
CONTACT:			
SURVEYOR:	ED HOLMES AND ASSOCIATES, L.A. 1567 PATTON AVE. ASHEVILLE, NORTH CAROLINA 28806 MARTIN A. BARNES, PLS (828) 225-6562		
CONTACT:			
PIN:	9649-10-8891 DB 5098 PG 22 9649-10-6878 DB 4836 PG 1929		
PROJECT LOCATION:	183 & 211 HAYWOOD ST, ASHEVILLE		
ZONING:	CBD - CENTRAL BUSINESS DISTRICT		
BUILDING USE:	HOTEL		
PROPERTY SIZE:	1.40 ACRES		
COA PERMIT #:			
SETBACKS:			
FRONT:	0' FEET		
SIDE:	0' FEET		
REAR:	0' FEET		
DISTURBED AREA:	1.7 ACRES (74,050 SF)		
IMPERVIOUS ACREAGE:	PERVIOUS	IMPERVIOUS	
PRE-DEVELOPMENT:	0.18 ACRES (13%)	1.22 ACRES (87%)	
POST-DEVELOPMENT:	0.33 ACRES (16%)	1.17 ACRES (84%)	
VEHICULAR:	PARKING CALCULATIONS:		
REQUIRED SPACES:	N/A		
SPACES PROVIDED:	147		
HANDICAPPED SPACES:	SPACES REQUIRED: 6 SPACES PROVIDED: 6		
BICYCLE:	MINIMUM REQUIRED: 8 AMOUNT PROVIDED: 8		
BUILDING DATA:	DESCRIPTION	HEIGHT	STORIES
BUILDING 1	HOTEL	89'-0"	6
OPEN SPACE REQUIRED:	N/A		
LANDSCAPING REQUIREMENTS:	SEE L1		
VEHICLE:	N/A		

200 SWANNANOA RIVER ROAD
ASHEVILLE, NC 28805
PHONE (828) 252-5388
FAX (828) 252-5385

1210 S. MAIN STREET
WAYNESVILLE, NC 28786
PHONE (828) 455-4410
FAX (828) 455-4455

NCBELE LICENSE # C-2184
www.civildesignconcepts.com



MAD	BY
TRC SUBMITTAL	DESCRIPTION
07/23/13	DATE
1.	NO.

PRELIMINARY
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CONSTRUCTION

SITE PLAN FOR:
HYATT PLACE
GUNAIT INVESTMENTS LLC - ASHEVILLE, NORTH CAROLINA

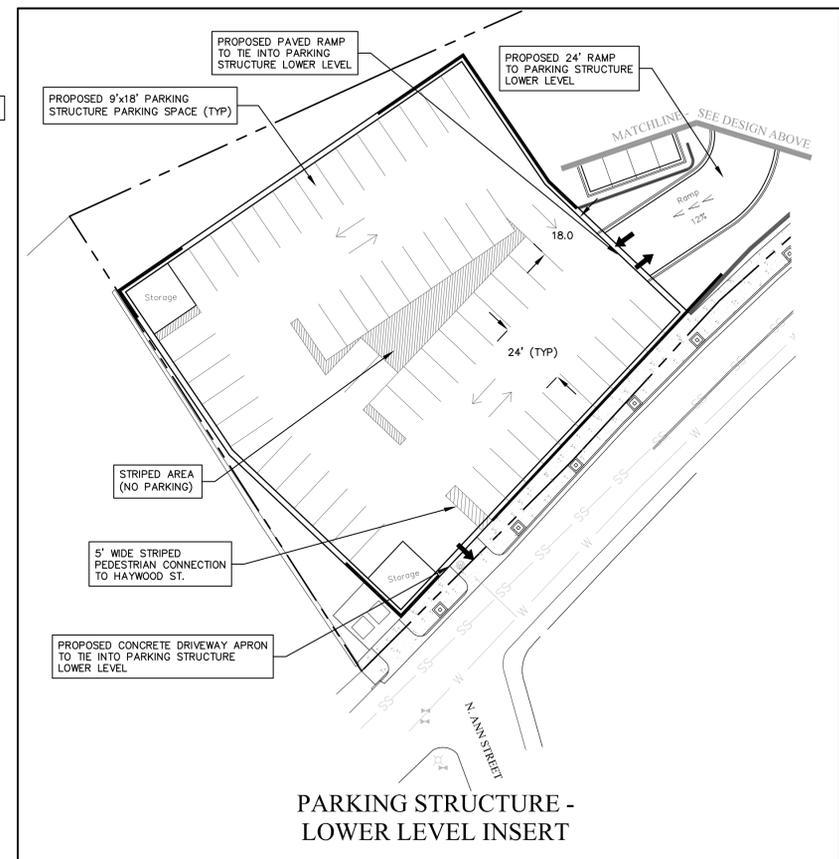
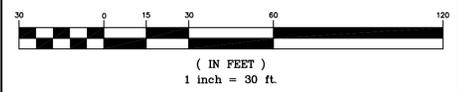
DATE: 07/18/13
DRAWN BY: MAD
CDC PROJECT NO.: 11332

SHEET
C2

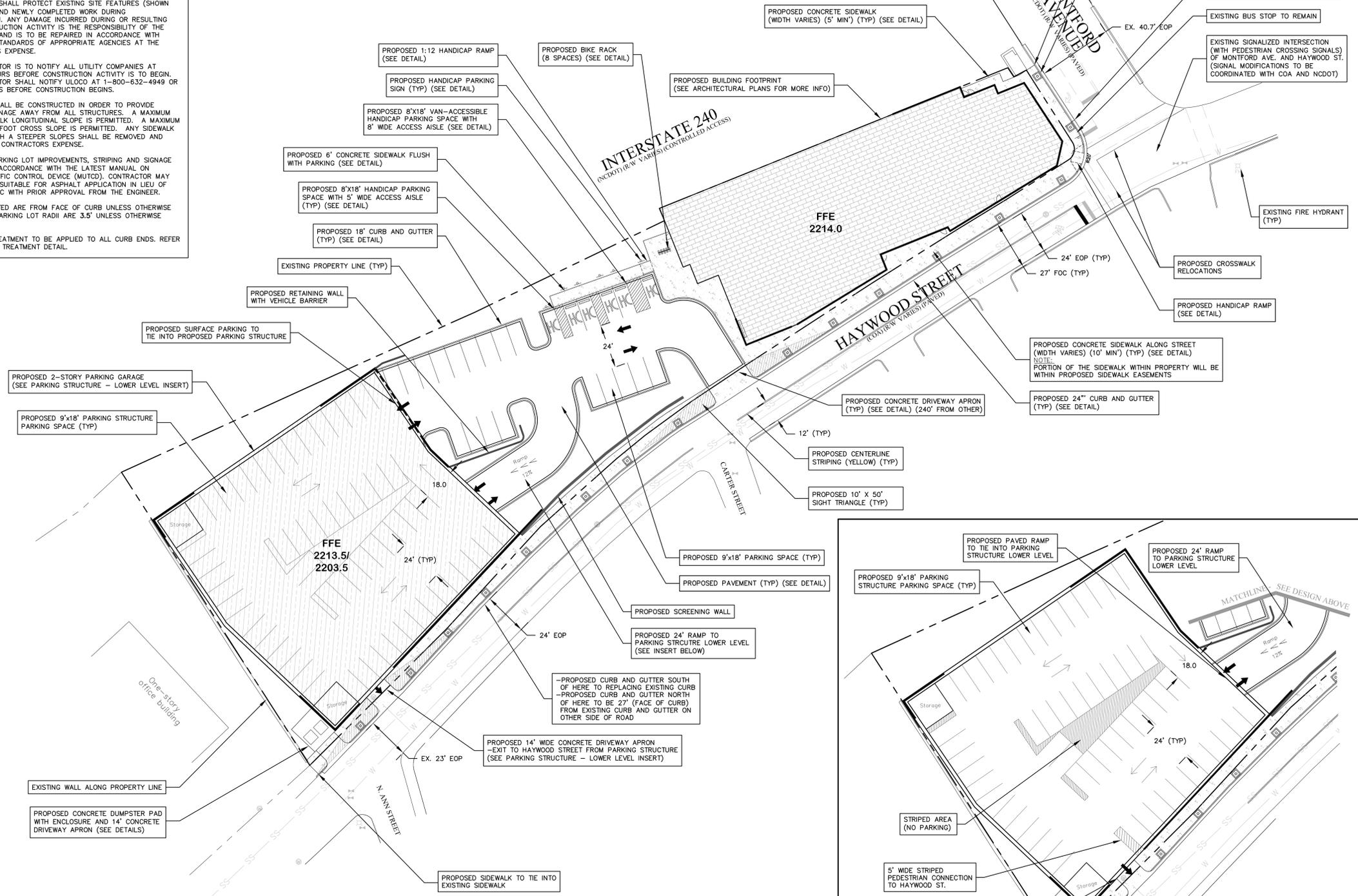


SITE PLAN

GRAPHIC SCALE



PARKING STRUCTURE - LOWER LEVEL INSERT



PROPOSED 2-STORY PARKING GARAGE (SEE PARKING STRUCTURE - LOWER LEVEL INSERT)

PROPOSED 9'x18' PARKING STRUCTURE PARKING SPACE (TYP)

EXISTING WALL ALONG PROPERTY LINE

PROPOSED CONCRETE DUMPSTER PAD WITH ENCLOSURE AND 14' CONCRETE DRIVEWAY APRON (SEE DETAILS)

PROPOSED 1:12 HANDICAP RAMP (SEE DETAIL)

PROPOSED HANDICAP PARKING SIGN (TYP) (SEE DETAIL)

PROPOSED 8'x18' VAN-ACCESSIBLE HANDICAP PARKING SPACE WITH 8' WIDE ACCESS AISLE (SEE DETAIL)

PROPOSED 6' CONCRETE SIDEWALK FLUSH WITH PARKING (SEE DETAIL)

PROPOSED 8'x18' HANDICAP PARKING SPACE WITH 5' WIDE ACCESS AISLE (TYP) (SEE DETAIL)

PROPOSED 18" CURB AND GUTTER (TYP) (SEE DETAIL)

PROPOSED RETAINING WALL WITH VEHICLE BARRIER

PROPOSED SURFACE PARKING TO TIE INTO PROPOSED PARKING STRUCTURE

PROPOSED CONCRETE SIDEWALK (WIDTH VARIES) (5' MIN') (TYP) (SEE DETAIL)

PROPOSED BIKE RACK (8 SPACES) (SEE DETAIL)

PROPOSED BUILDING FOOTPRINT (SEE ARCHITECTURAL PLANS FOR MORE INFO)

PROPOSED SIDEWALK TO TIE INTO EXISTING SIDEWALK

PROPOSED TREE GRATE WITHIN SIDEWALK

PROPOSED CURB AND GUTTER TO TIE INTO EXISTING CURB AND GUTTER

EXISTING BUS STOP TO REMAIN

EXISTING SIGNALIZED INTERSECTION (WITH PEDESTRIAN CROSSING SIGNALS) OF MONTFORD AVE. AND HAYWOOD ST. (SIGNAL MODIFICATIONS TO BE COORDINATED WITH COA AND NCDOT)

EXISTING FIRE HYDRANT (TYP)

PROPOSED CROSSWALK RELOCATIONS

PROPOSED HANDICAP RAMP (SEE DETAIL)

PROPOSED CONCRETE SIDEWALK ALONG STREET (WIDTH VARIES) (10' MIN') (TYP) (SEE DETAIL) NOTE: PORTION OF THE SIDEWALK WITHIN PROPERTY WILL BE WITHIN PROPOSED SIDEWALK EASEMENTS

PROPOSED 24" CURB AND GUTTER (TYP) (SEE DETAIL)

PROPOSED CONCRETE DRIVEWAY APRON (TYP) (SEE DETAIL) (240' FROM OTHER)

PROPOSED CENTERLINE STRIPING (YELLOW) (TYP)

PROPOSED 10' X 50' SIGHT TRIANGLE (TYP)

PROPOSED 9'x18' PARKING SPACE (TYP)

PROPOSED PAVEMENT (TYP) (SEE DETAIL)

PROPOSED SCREENING WALL

PROPOSED 24' RAMP TO PARKING STRUCTURE LOWER LEVEL (SEE INSERT BELOW)

PROPOSED CURB AND GUTTER SOUTH OF HERE TO REPLACING EXISTING CURB -PROPOSED CURB AND GUTTER NORTH OF HERE TO BE 27" (FACE OF CURB) FROM EXISTING CURB AND GUTTER ON OTHER SIDE OF ROAD

PROPOSED 14' WIDE CONCRETE DRIVEWAY APRON -EXIT TO HAYWOOD STREET FROM PARKING STRUCTURE (SEE PARKING STRUCTURE - LOWER LEVEL INSERT)

PROPOSED SIDEWALK TO TIE INTO EXISTING SIDEWALK

PROPOSED PAVED RAMP TO TIE INTO PARKING STRUCTURE LOWER LEVEL

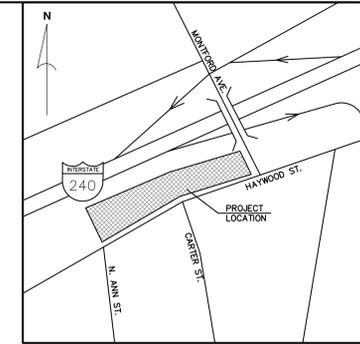
PROPOSED 24' RAMP TO PARKING STRUCTURE LOWER LEVEL

PROPOSED 9'x18' PARKING STRUCTURE PARKING SPACE (TYP)

STRIPED AREA (NO PARKING)

5' WIDE STRIPED PEDESTRIAN CONNECTION TO HAYWOOD ST.

PROPOSED CONCRETE DRIVEWAY APRON TO TIE INTO PARKING STRUCTURE LOWER LEVEL



VICINITY MAP
(NOT TO SCALE)

200 SWANNANOA RIVER ROAD
ASHEVILLE, NC 28805
PHONE (828) 252-5388
FAX (828) 252-5385

1210 S. MAIN STREET
WAYNESVILLE, NC 28786
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NCBELS LICENSE # C-2184
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CONTACT:	
ARCHITECT:	RBA GROUP 1414-A SOUTH TRYON STREET CHARLOTTE, NORTH CAROLINA 28203 CHRISTOPHER H. BYERS, AIA (704) 344-9098
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PROJECT LOCATION:	183 & 211 HAYWOOD ST, ASHEVILLE
ZONING:	CBD - CENTRAL BUSINESS DISTRICT
BUILDING USE:	HOTEL
PROPERTY SIZE:	1.40 ACRES
COA PERMIT #:	
SETBACKS:	
FRONT:	0' FEET
SIDE:	0' FEET
REAR:	0' FEET
DISTURBED AREA:	1.7 ACRES (74,050 SF)
IMPERVIOUS ACREAGE:	PERVIOUS IMPERVIOUS
PRE-DEVELOPMENT:	0.18 ACRES (13%) 1.22 ACRES (87%)
POST-DEVELOPMENT:	0.33 ACRES (16%) 1.17 ACRES (84%)
OPEN SPACE REQUIRED:	N/A

- NOTES**
- SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
 - NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
 - SOIL TYPE: URBAN

NOTE:
CONTRACTOR RESPONSIBLE FOR MAINTAINING SEDIMENT CONTROL ONSITE DURING EXCAVATION FOR BUILDING

MAD	BY



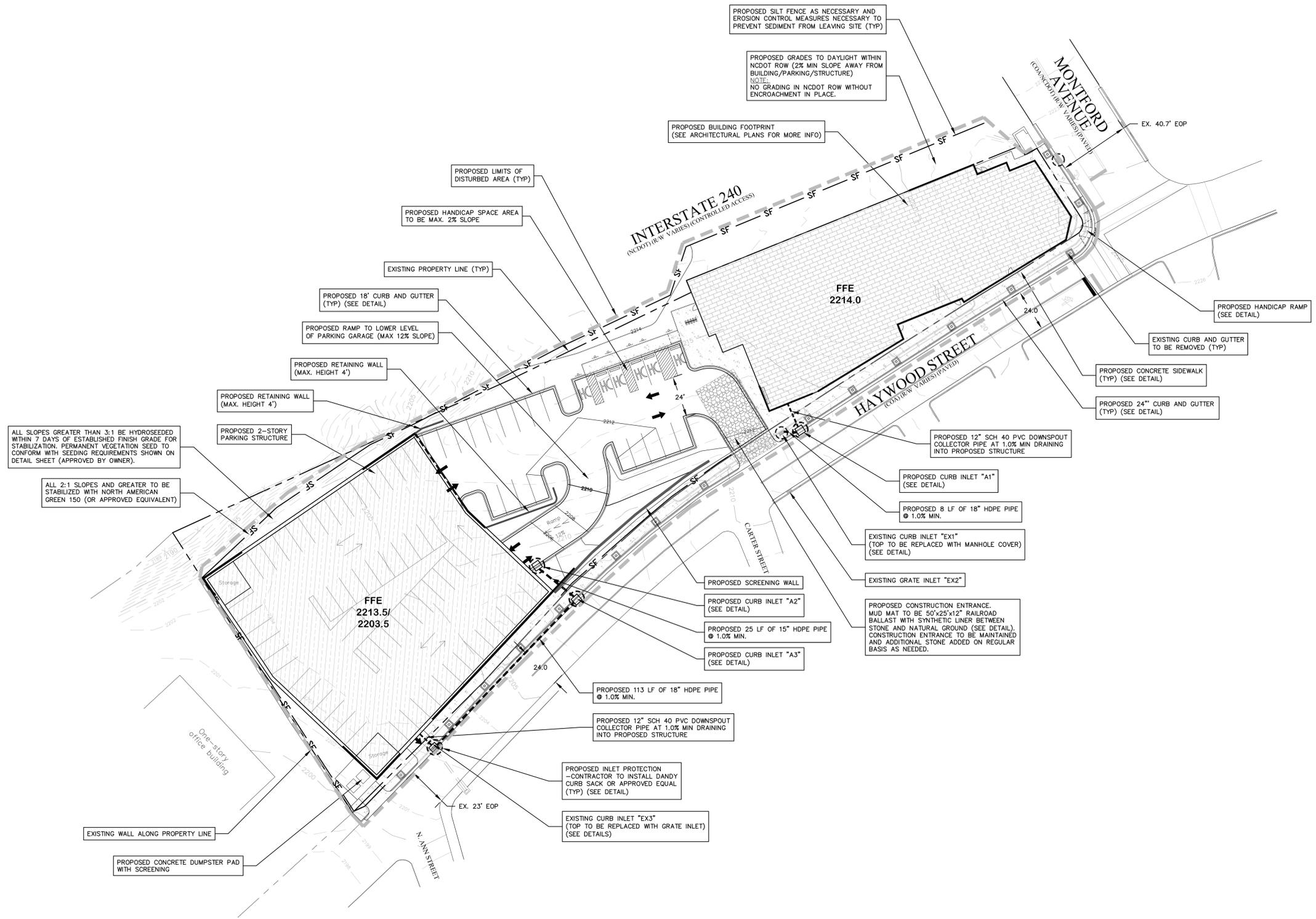
GRADING, EROSION CONTROL, AND STORM DRAINAGE PLAN FOR:

HYATT PLACE

GUNAIT INVESTMENTS LLC - ASHEVILLE, NORTH CAROLINA

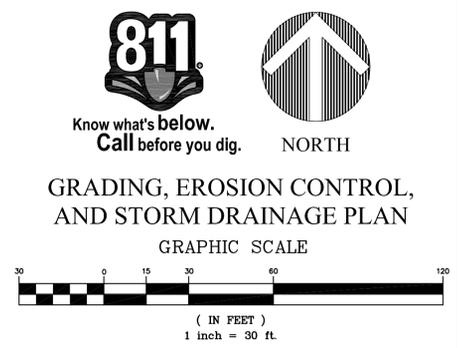
DATE: 07/18/13
DRAWN BY: MAD
CDC PROJECT NO.: 11332

SHEET
C3



LEGEND

LIMITS OF DISTURBANCE	▬▬▬▬▬▬▬▬
SILT FENCE	— SF — SF —
EXISTING CONTOURS	— 00 —
TEMPORARY STONE INLET PROTECTION	⊗
EXISTING CONTOURS	— 00 —
PROPOSED CONTOURS	— 00 —



GRADING, EROSION CONTROL, AND STORM DRAINAGE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

ALL SLOPES GREATER THAN 3:1 BE HYDROSEEDED WITHIN 7 DAYS OF ESTABLISHED FINISH GRADE FOR STABILIZATION. PERMANENT VEGETATION SEED TO CONFORM WITH SEEDING REQUIREMENTS SHOWN ON DETAIL SHEET (APPROVED BY OWNER).

ALL 2:1 SLOPES AND GREATER TO BE STABILIZED WITH NORTH AMERICAN GREEN 150 (OR APPROVED EQUIVALENT)

PROPOSED SILT FENCE AS NECESSARY AND EROSION CONTROL MEASURES NECESSARY TO PREVENT SEDIMENT FROM LEAVING SITE (TYP)

PROPOSED GRADES TO DAYLIGHT WITHIN NCDOT ROW (2% MIN SLOPE AWAY FROM BUILDING/PARKING/STRUCTURE)
NOTE:
NO GRADING IN NCDOT ROW WITHOUT ENCROACHMENT IN PLACE.

PROPOSED BUILDING FOOTPRINT (SEE ARCHITECTURAL PLANS FOR MORE INFO)

PROPOSED LIMITS OF DISTURBED AREA (TYP)

PROPOSED HANDICAP SPACE AREA TO BE MAX. 2% SLOPE

EXISTING PROPERTY LINE (TYP)

PROPOSED 18" CURB AND GUTTER (TYP) (SEE DETAIL)

PROPOSED RAMP TO LOWER LEVEL OF PARKING GARAGE (MAX 12% SLOPE)

PROPOSED RETAINING WALL (MAX. HEIGHT 4')

PROPOSED RETAINING WALL (MAX. HEIGHT 4')

PROPOSED 2-STORY PARKING STRUCTURE

PROPOSED HANDICAP RAMP (SEE DETAIL)

EXISTING CURB AND GUTTER TO BE REMOVED (TYP)

PROPOSED CONCRETE SIDEWALK (TYP) (SEE DETAIL)

PROPOSED 24" CURB AND GUTTER (TYP) (SEE DETAIL)

PROPOSED 12" SCH 40 PVC DOWNSPOUT COLLECTOR PIPE AT 1.0% MIN DRAINING INTO PROPOSED STRUCTURE

PROPOSED CURB INLET "A1" (SEE DETAIL)

PROPOSED 8 LF OF 18" HDPE PIPE @ 1.0% MIN.

EXISTING CURB INLET "EX1" (TOP TO BE REPLACED WITH MANHOLE COVER) (SEE DETAIL)

EXISTING GRADE INLET "EX2"

PROPOSED CONSTRUCTION ENTRANCE. MUD MAT TO BE 50'x25'x12" RAILROAD BALLAST WITH SYNTHETIC LINER BETWEEN STONE AND NATURAL GROUND (SEE DETAIL). CONSTRUCTION ENTRANCE TO BE MAINTAINED AND ADDITIONAL STONE ADDED ON REGULAR BASIS AS NEEDED.

PROPOSED SCREENING WALL

PROPOSED CURB INLET "A2" (SEE DETAIL)

PROPOSED 25 LF OF 15" HDPE PIPE @ 1.0% MIN.

PROPOSED CURB INLET "A3" (SEE DETAIL)

PROPOSED 113 LF OF 18" HDPE PIPE @ 1.0% MIN.

PROPOSED 12" SCH 40 PVC DOWNSPOUT COLLECTOR PIPE AT 1.0% MIN DRAINING INTO PROPOSED STRUCTURE

PROPOSED INLET PROTECTION - CONTRACTOR TO INSTALL DANDY CURB SACK OR APPROVED EQUAL (TYP) (SEE DETAIL)

EXISTING CURB INLET "EX3" (TOP TO BE REPLACED WITH GRADE INLET) (SEE DETAILS)

PROPOSED CONCRETE DUMPSTER PAD WITH SCREENING

One-story office building

N. ANN STREET

MONTFORD AVENUE
(CONVERTED FROM UNPAVED)

HAYWOOD STREET
(CONVERTED FROM UNPAVED)

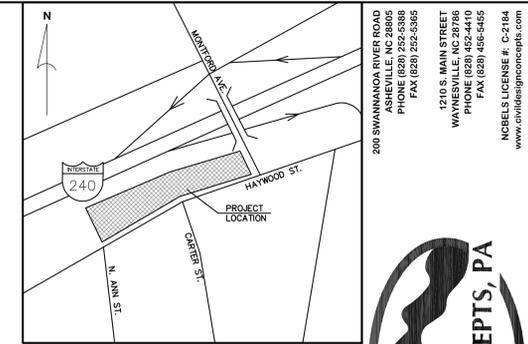
INTERSTATE 240
(NCDOT ROW VARIES) (CONTROLLED ACCESS)

FFE 2214.0

FFE 2213.5/2203.5

EX. 23' EOP

EX. 40.7' EOP



VICINITY MAP
(NOT TO SCALE)



MAD	BY
TRC SUBMITTAL	
07/23/13	
1.	

PRELIMINARY
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UTILITY PLAN FOR:
HYATT PLACE
 GUNAIT INVESTMENTS LLC - ASHEVILLE, NORTH CAROLINA

DATE: 07/18/13
 DRAWN BY: MAD
 CDC PROJECT NO.: 11332
 SHEET
C4

DEVELOPMENT DATA

OWNER/DEVELOPER: GUNAIT INVESTMENTS, INC.
 1255 CRESCENT GREEN SUITE 110
 CARY, NORTH CAROLINA 27518
 CONTACT: SHAUNAK PATEL
 (919) 854-2797

ARCHITECT: RBA GROUP
 1414-A SOUTH TRYON STREET
 CHARLOTTE, NORTH CAROLINA 28203
 CONTACT: CHRISTOPHER H. BYERS, AIA
 (704) 344-9098

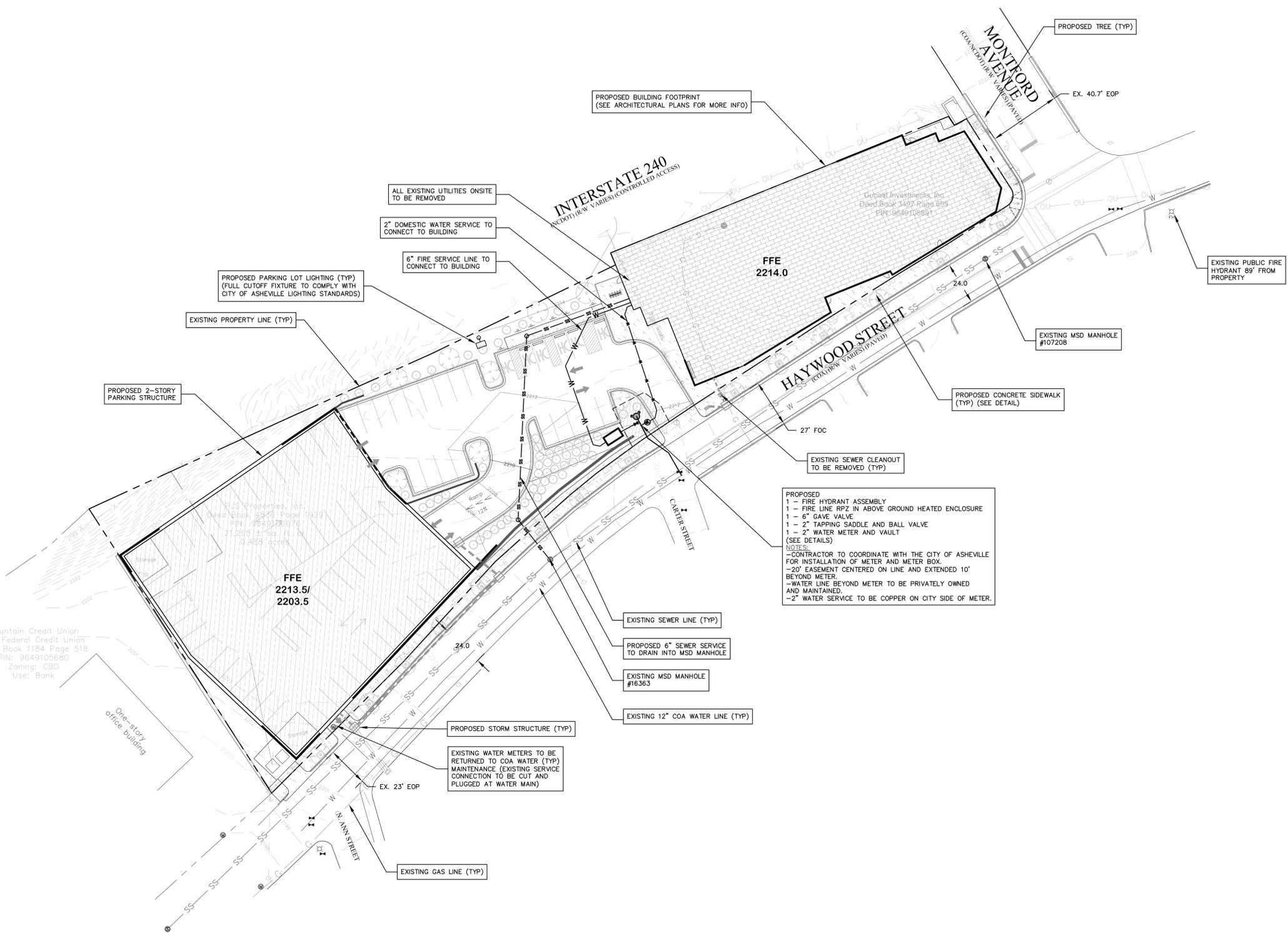
CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 200 SWANNANOA RIVER ROAD
 ASHEVILLE, NORTH CAROLINA 28805
 CONTACT: C. CHRIS DAY, P.E.
 (828) 252-5388

SURVEYOR: ED HOLMES AND ASSOCIATES, L.A.
 1567 PATTON AVE.
 ASHEVILLE, NORTH CAROLINA 28806
 CONTACT: MARTIN A. BARNES, PLS
 (828) 225-6562

PIN: 9649-10-8891
 DB 5098 PG 22
 9649-10-6672
 DB 4836 PG 1929

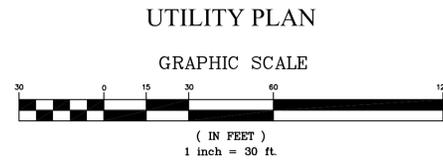
PROJECT LOCATION: 183 & 211 HAYWOOD ST, ASHEVILLE
 ZONING: CBD - CENTRAL BUSINESS DISTRICT
 BUILDING USE: HOTEL
 PROPERTY SIZE: 1.40 ACRES
 COA PERMIT #:

- NOTES**
- SEE UTILITY DETAIL SHEETS FOR ALL GENERAL WATER AND SEWER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL UTILITY PLANS.
 - EXISTING RIGHT-OF-WAYS VARY. RIGHT-OF-WAYS DIMENSIONED ON PLANS ARE APPROXIMATED AVERAGES.
 - TYPICAL EASEMENTS FOR WATER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE AS SHOWN. THE ENTIRE SEWER OR WATER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
 - WATER METERS ARE TO BE PLACED MAXIMUM OF 5' OFF EDGE OF PAVEMENT/SIDEWALK. WHEN A UTILITY STRIP IS PRESENT, METERS SHALL BE INSTALLED WITHIN STRIP. WHEN SIDEWALK IS CONSTRUCTED AND NO STRIP IS AVAILABLE, SERVICE LINES CROSSING SIDEWALK SHALL BE CONSTRUCTED WITH PVC SLEEVE EXTENDING 6" ON EITHER SIDE OF SIDEWALK PER CITY OF ASHEVILLE STANDARDS AND SPECIFICATIONS.
 - DISTANCES LISTED ON PLANS ARE MEASURED HORIZONTALLY FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. CONTRACTOR SHALL DETERMINE EXACT LENGTHS OF PIPE NECESSARY TO ACHIEVE SLOPES AS SHOWN ON PLAN/PROFILE DRAWINGS.
 - NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.



PROPOSED
 1 - FIRE HYDRANT ASSEMBLY
 1 - FIRE LINE RPZ IN ABOVE GROUND HEATED ENCLOSURE
 1 - 8" GATE VALVE
 1 - 2" TAPPING SADDLE AND BALL VALVE
 1 - 2" WATER METER AND VAULT
 (SEE DETAILS)

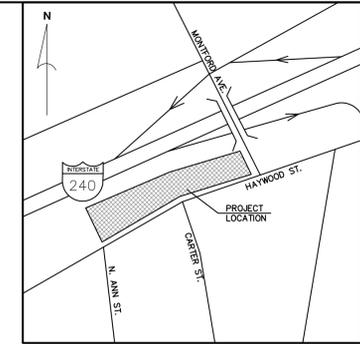
NOTES:
 -CONTRACTOR TO COORDINATE WITH THE CITY OF ASHEVILLE FOR INSTALLATION OF METER AND METER BOX.
 -20' EASEMENT CENTERED ON LINE AND EXTENDED 10' BEYOND METER.
 -WATER LINE BEYOND METER TO BE PRIVATELY OWNED AND MAINTAINED.
 -2" WATER SERVICE TO BE COPPER ON CITY SIDE OF METER.



Mountain Credit Union
 AFE Federal Credit Union
 Deed Book 1184 Page 518
 PIN: 9649105650
 Zoning: CBD
 Use: Bank

E.S. Properties, Inc.
 Deed Book 4216 Page 1829
 PIN: 9649106676
 21,285 ± sq. ft. of
 0.4886 acres

Gunait Investments, Inc.
 Deed Book 1497 Page 899
 PIN: 9649108891



VICINITY MAP
(NOT TO SCALE)



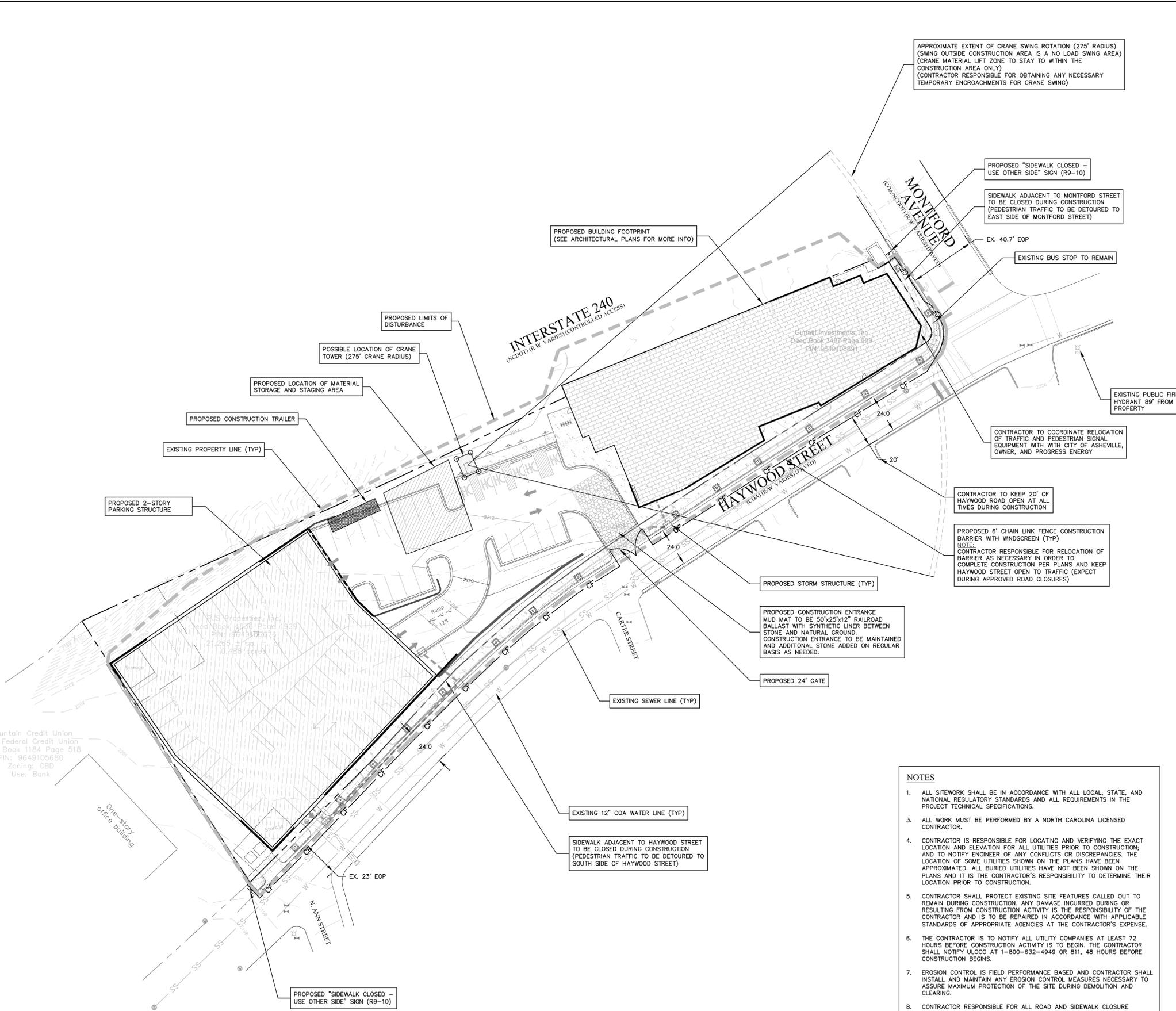
NO.	DATE	DESCRIPTION
1.	07/23/13	TRC SUBMITTAL

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

CONSTRUCTION STAGING PLAN FOR:
HYATT PLACE
GUNAIT INVESTMENTS LLC - ASHEVILLE, NORTH CAROLINA

DATE: 07/18/13
DRAWN BY: MAD
CDC PROJECT NO.: 11332
SHEET
C5

NCBELE LICENSE # C-2184
www.civildesignconcepts.com



APPROXIMATE EXTENT OF CRANE SWING ROTATION (275' RADIUS)
(SWING OUTSIDE CONSTRUCTION AREA IS A NO LOAD SWING AREA)
(CRANE MATERIAL LIFT ZONE TO STAY TO WITHIN THE CONSTRUCTION AREA ONLY)
(CONTRACTOR RESPONSIBLE FOR OBTAINING ANY NECESSARY TEMPORARY ENCROACHMENTS FOR CRANE SWING)

PROPOSED "SIDEWALK CLOSED - USE OTHER SIDE" SIGN (R9-10)

SIDEWALK ADJACENT TO MONTFORD STREET TO BE CLOSED DURING CONSTRUCTION (PEDESTRIAN TRAFFIC TO BE DETOURED TO EAST SIDE OF MONTFORD STREET)

EX. 40.7' EOP

EXISTING BUS STOP TO REMAIN

EXISTING PUBLIC FIRE HYDRANT 89' FROM PROPERTY

CONTRACTOR TO COORDINATE RELOCATION OF TRAFFIC AND PEDESTRIAN SIGNAL EQUIPMENT WITH CITY OF ASHEVILLE, OWNER, AND PROGRESS ENERGY

CONTRACTOR TO KEEP 20' OF HAYWOOD ROAD OPEN AT ALL TIMES DURING CONSTRUCTION

PROPOSED 6" CHAIN LINK FENCE CONSTRUCTION BARRIER WITH WINDSCREEN (TYP)
NOTE: CONTRACTOR RESPONSIBLE FOR RELOCATION OF BARRIER AS NECESSARY IN ORDER TO COMPLETE CONSTRUCTION PER PLANS AND KEEP HAYWOOD STREET OPEN TO TRAFFIC (EXPECT DURING APPROVED ROAD CLOSURES)

PROPOSED STORM STRUCTURE (TYP)

PROPOSED CONSTRUCTION ENTRANCE MUD MAT TO BE 50'x25'x12" RAILROAD BALLAST WITH SYNTHETIC LINER BETWEEN STONE AND NATURAL GROUND. CONSTRUCTION ENTRANCE TO BE MAINTAINED AND ADDITIONAL STONE ADDED ON REGULAR BASIS AS NEEDED.

PROPOSED 24' GATE

EXISTING SEWER LINE (TYP)

EXISTING 12" COA WATER LINE (TYP)

SIDEWALK ADJACENT TO HAYWOOD STREET TO BE CLOSED DURING CONSTRUCTION (PEDESTRIAN TRAFFIC TO BE DETOURED TO SOUTH SIDE OF HAYWOOD STREET)

PROPOSED "SIDEWALK CLOSED - USE OTHER SIDE" SIGN (R9-10)

- NOTES**
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 - ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES CALLED OUT TO REMAIN DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 48 HOURS BEFORE CONSTRUCTION BEGINS.
 - EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE DURING DEMOLITION AND CLEARING.
 - CONTRACTOR RESPONSIBLE FOR ALL ROAD AND SIDEWALK CLOSURE PERMITTING.
 - ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH BOTH COA AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) STANDARDS AND SPECIFICATIONS.
 - THERE IS TO BE NO USE OF RIGHT-OF-WAY THAT IS NOT WITHIN THE APPROVED STREET/SIDEWALK CLOSURE PERMIT(S). ALL STAGING/LAYDOWN AREAS TO BE WITHIN THE DESIGNATED CONSTRUCTION SITE ONLY.
 - CONTRACTOR TO PROVIDE NECESSARY PARKING FOR CONSTRUCTION WORKERS.

DEVELOPMENT DATA

OWNER/DEVELOPER: GUNAIT INVESTMENTS, INC
1255 CRESCENT GREEN SUITE 110
CARY, NORTH CAROLINA 27518
SHAUNAK PATEL
(919) 854-2797

ARCHITECT: RBA GROUP
1414-A SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28203
CHRISTOPHER H. BYERS, AIA
(704) 344-9098

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
200 SWANNANOA RIVER ROAD
ASHEVILLE, NORTH CAROLINA 28805
C. CHRIS DAY, P.E.
(828) 252-5388

SURVEYOR: ED HOLMES AND ASSOCIATES, L.A.
1567 PATTON AVE.
ASHEVILLE, NORTH CAROLINA 28806
MARTIN A. BARNES, PLS
(828) 225-6562

PIN: 9649-10-8891
DB 5098 PG 22
9649-10-6678
DB 4836 PG 1929

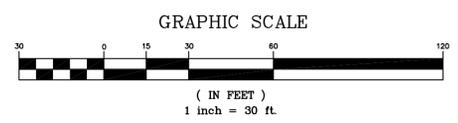
PROJECT LOCATION: 183 & 211 HAYWOOD ST, ASHEVILLE
ZONING: CBD - CENTRAL BUSINESS DISTRICT
BUILDING USE: HOTEL
PROPERTY SIZE: 1.40 ACRES
COA PERMIT #:

SETBACKS:
FRONT: 0' FEET
SIDE: 0' FEET
REAR: 0' FEET

BUILDING DATA:	DESCRIPTION	HEIGHT	STORIES	GFA
BUILDING 1	HOTEL	89'-0"	6	77600 SF



CONSTRUCTION STAGING PLAN



Mountain Credit Union
AFE Federal Credit Union
Deed Book 1184 Page 518
PIN: 9649105650
Zoning: CBD
Use: Bank

E.S. Properties, Inc.
Deed Book 4216 Page 1829
PIN: 9649106678
21,285 ± sq. ft. of
0.488 acres

Gunait Investments, Inc.
Deed Book 1497 Page 899
PIN: 9649108891

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RBA GROUP
ARCHITECTURE+INTERIORS

1414 - A S. TRYON ST
CHARLOTTE, NC 28203
TEL :: 704 . 344 . 9098

PRELIMINARY TRC
SUBMITTAL SET

TRC SET #1
OWNER SET #0
FRANCHISE SET #0
BUILDING DEPT #0

ISSUE DATE 07.24.13

HYATT PLACE
ASHEVILLE, NC



HYATT PLACE™

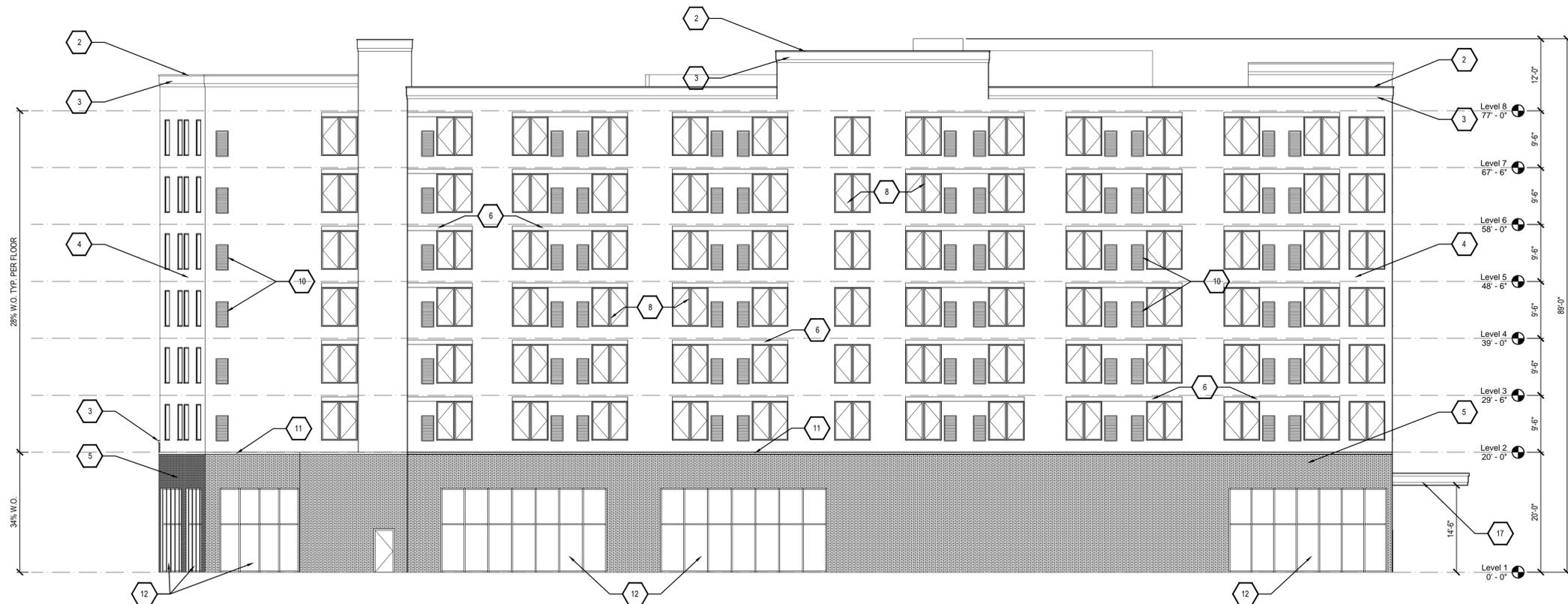
REVISION		DATE
no.	date	comment

DRAWN BY: DSL
CHECKED BY: CRA
PROJECT DATE: 07.01.13
PROJECT NUMBER: 13-1516R

A3.0



2 SOUTH HAYWOOD ELEVATION
A3.0 3/32" = 1'-0"



1 NORTH I-240 ELEVATION
A3.0 3/32" = 1'-0"

DEVELOPMENT DATA

PROPERTY: HYATT PLACE, ASHEVILLE
183 & 211 HAYWOOD STREET
ASHEVILLE, NC 28801

OWNER/DEVELOPER: GUNATIT INVESTMENTS, INC
1255 CRESCENT GREEN SUITE 110
CARY, NORTH CAROLINA 27518
CONTACT: SHAUNAK PATEL
(919) 854-2797

ARCHITECT: RBA GROUP
1414-A SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28203
CONTACT: CHRISTOPHER H. BYERS, AIA
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CONTACT: MARTIN A. BARNES, PLS
(828) 225-6562

PIN: 9649-10-8891
DB 5098 PG 22
9649-10-6676
DB 4836 PG 1929

PROJECT LOCATION: 183 & 211 HAYWOOD ST, ASHEVILLE

ZONING: CBD - CENTRAL BUSINESS DISTRICT

BUILDING USE: HOTEL

PROPERTY SIZE: 1.40 ACRES

BUILDING HEIGHT: 89'-0" AF.F.F.
6 STORIES

1ST FLOOR AREA: +/- 15,100 SQ.FT.

TYP. UPPER FLOORS: +/- 12,500 SQ.FT.

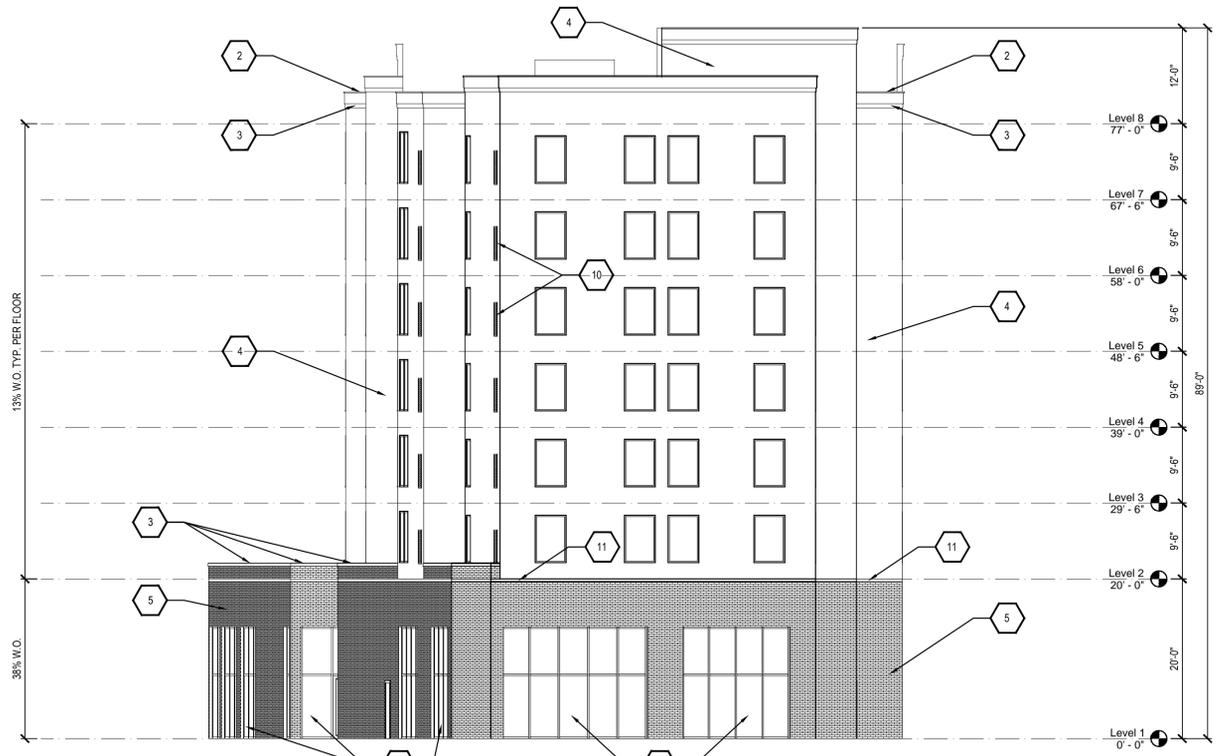
EXTERIOR NOTES

- 1 PREFINISHED ALUMINUM STANDING SEAM METAL ROOF
- 2 PREFINISHED ALUMINUM COPING
- 3 EIFS CORNICE
- 4 EIFS
- 5 BRICK VENEER
- 6 EIFS BAND
- 7 EIFS V-GROOVE REVEAL
- 8 ALUMINUM WINDOW
- 9 ANODIZED ALUMINUM RAILING SYSTEM
- 10 HVAC UNIT EXTERIOR GRILLE. COLOR TO MATCH WINDOW FRAME
- 11 CAST STONE CAP
- 12 ALUMINUM STOREFRONT GLAZING SYSTEM
- 13 ALUMINUM STOREFRONT BI-PARTING DOORS WITH TRANSOM
- 14 ALUMINUM CANOPY WITH INTEGRAL GUTTER AND DOWNSPOUT, TIED INTO UNDERGROUND STORM WATER SYSTEM
- 15 EXTERIOR ILLUMINATED SIGNAGE WITH PLYWOOD BACKER. COORDINATE EXTERIOR JUNCTION BOX WITH ELECTRICAL
- 16 MASONRY EXPANSION JOINT, COLOR SELECTED BY ARCHITECT
- 17 ALUMINUM CLAD CANOPY
- 18 PORTE CHOCHER

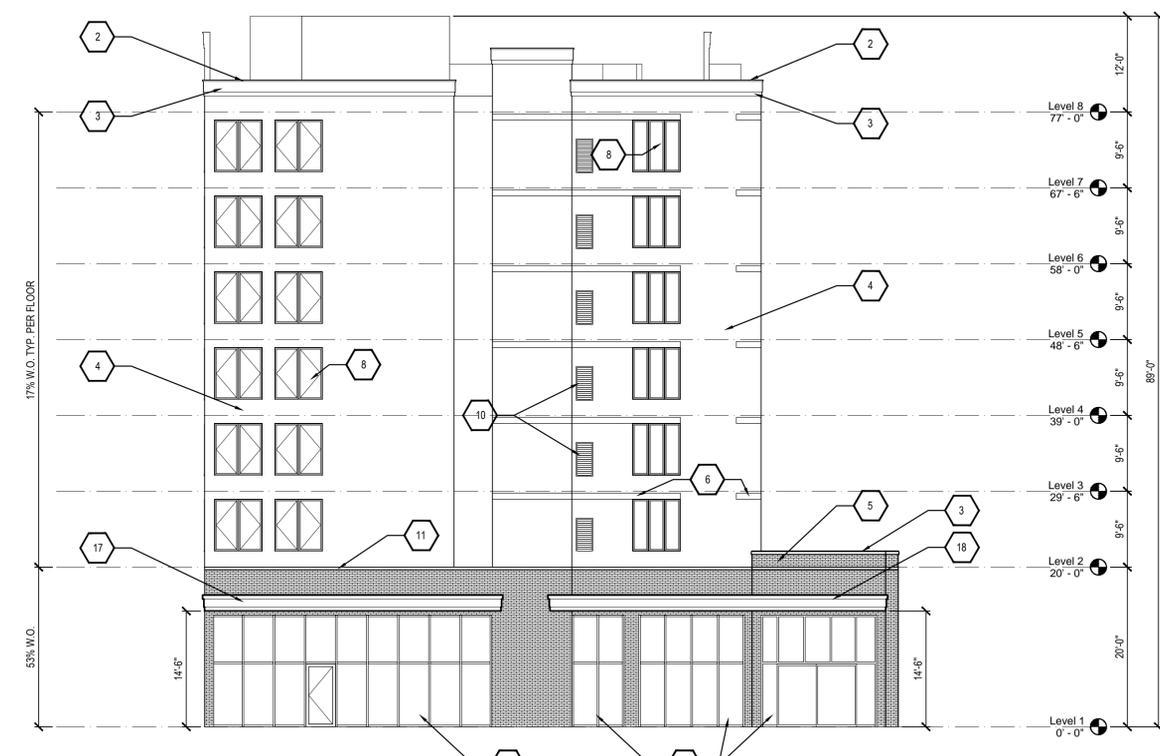
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DEVELOPMENT DATA	
PROPERTY:	HYATT PLACE, ASHEVILLE 183 & 211 HAYWOOD STREET ASHEVILLE, NC 28801
OWNER/DEVELOPER:	GUNATTI INVESTMENTS, INC 1255 CRESCENT GREEN SUITE 110 CARY, NORTH CAROLINA 27518
CONTACT:	SHAUNAK PATEL (919) 854-2797
ARCHITECT:	RBA GROUP 1414-A SOUTH TRYON STREET CHARLOTTE, NORTH CAROLINA 28203
CONTACT:	CHRISTOPHER H. BYERS, AIA (704) 344-9098
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 200 SWANANOA RIVER ROAD ASHEVILLE, NORTH CAROLINA 28805
CONTACT:	C. CHRIS DAY, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES AND ASSOCIATES, L.A. 1567 PATTON AVE. ASHEVILLE, NORTH CAROLINA 28806
CONTACT:	MARTIN A. BARNES, PLS (828) 225-6562
PIN:	9649-10-8891 DB 5098 PG 22 9649-10-6676 DB 4836 PG 1929
PROJECT LOCATION:	183 & 211 HAYWOOD ST, ASHEVILLE
ZONING:	CBD - CENTRAL BUSINESS DISTRICT
BUILDING USE:	HOTEL
PROPERTY SIZE:	1.40 ACRES
BUILDING HEIGHT:	89'-0" AF.F.F. 6 STORIES
1ST FLOOR AREA:	+/- 15,100 SQ.FT.
TYP. UPPER FLOORS:	+/- 12,500 SQ.FT.

EXTERIOR NOTES	
1	PREFINISHED ALUMINUM STANDING SEAM METAL ROOF
2	PREFINISHED ALUMINUM COPING
3	EIFS CORNICE
4	EIFS
5	BRICK VENEER
6	EIFS BAND
7	EIFS V-GROOVE REVEAL
8	ALUMINUM WINDOW
9	ANODIZED ALUMINUM RAILING SYSTEM
10	HVAC UNIT EXTERIOR GRILLE, COLOR TO MATCH WINDOW FRAME
11	CAST STONE CAP
12	ALUMINUM STOREFRONT GLAZING SYSTEM
13	ALUMINUM STOREFRONT BI-PARTING DOORS WITH TRANSOM
14	ALUMINUM CANOPY WITH INTEGRAL GUTTER AND DOWNSPOUT, TIED INTO UNDERGROUND STORM WATER SYSTEM
15	EXTERIOR ILLUMINATED SIGNAGE WITH PLYWOOD BACKER, COORDINATE EXTERIOR JUNCTION BOX WITH ELECTRICAL
16	MASONRY EXPANSION JOINT, COLOR SELECTED BY ARCHITECT
17	ALUMINUM CLAD CANOPY
18	PORTE CHOCHER



2 EAST MONTFORD ELEVATION
A3.1 3/32" = 1'-0"



1 WEST ELEVATION
A3.1 3/32" = 1'-0"



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TRC SET #1
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ISSUE DATE 07.24.13

HYATT PLACE
ASHEVILLE, NC



HYATT PLACE™

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